

EXHIBIT 46

JILL CRONAUER
9/30/2021

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UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

HUNTERS CAPITAL, LLC, et al.,)

)
Plaintiffs,)

vs.) No. 20-cv-00983-TSZ

)
CITY OF SEATTLE,)

)
Defendant.)

Videotaped ZOOM 30(b)(6) Deposition
Of
JILL CRONAUER

CONTENTS DESIGNATED CONFIDENTIAL

DATE: Thursday, September 30, 2021
REPORTED BY: Mindy L. Suurs, CSR No. 2195

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A P P E A R A N C E S

For the Plaintiff:
GABRIEL REILLY-BATES
Calfo Eakes
1301 Second Avenue
Suite 2800
Seattle, Washington 9801

For the Defendant:
TYLER L. FARMER
ARTHUR W. HARRIGAN, Jr.
Harrigan Leyh Farmer & Thomsen
999 Third Avenue
Suite 4400
Seattle, Washington

Also Present: Karl Benitez, Royal Video Productions

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ROUGH & ASSOCIATES INC

office@roughandassociates.com

206.682.1427 3515 SW Alaska St Seattle WA 98126

JILL CRONAUER
9/30/2021

<p style="text-align: right;">Page 41</p> <p>1 A. Yes.</p> <p>2 Q. Okay. Look at Paragraph 127 on the bottom, and</p> <p>3 you'll see that it starts "Plaintiff Hunters Capital," and</p> <p>4 in the second sentence it says: "Like Madrona Real Estate,</p> <p>5 the presence of CHOP is causing economic injury to Hunters</p> <p>6 Capital." Do you see that?</p> <p>7 A. Yes.</p> <p>8 Q. So my question for you, Ms. Cronauer, is: What</p> <p>9 did you mean by "the presence of CHOP" at Paragraph 127 of</p> <p>10 the Hunters Capital Complaint?</p> <p>11 A. That the occupation of CHOP in the area was</p> <p>12 causing economic injury to Hunters Capital.</p> <p>13 Q. Okay. When you say "occupation," what do you</p> <p>14 mean?</p> <p>15 A. Its presence.</p> <p>16 Q. And I want to make sure that we have a clear</p> <p>17 understanding of the basis for the Complaint. When you say</p> <p>18 "the presence," do you mean the presence of protesters in</p> <p>19 the area described as CHOP or something else?</p> <p>20 A. The -- without limiting my response to, you know,</p> <p>21 the blocking of access to the area, inability for our</p> <p>22 tenants, commercial tenants, to be open, our residents</p> <p>23 being able to enjoy or live without interruption and work</p> <p>24 and sleep. Those are just some examples.</p> <p>25 Q. Okay. And since the CHOP barricades were cleared</p>	<p style="text-align: right;">Page 43</p> <p>1 like I referenced, if you Wikipediaed when CHOP ended, they</p> <p>2 would use the -- which I just did, which is interesting --</p> <p>3 you would -- they would formally say that, you know, it was</p> <p>4 concluded I think on the 1st of July. But with the</p> <p>5 occupation of the park, it was very consistent that Nagle</p> <p>6 Place, which is how you access the parking garage to the</p> <p>7 Broadway Building for all of our residents and our</p> <p>8 commercial office tenants, was continually and</p> <p>9 intermittently restricted and closed down. And that was</p> <p>10 due to issues occurring in the park.</p> <p>11 Q. Okay. And what was the time period of that</p> <p>12 intermittent restriction of access to the parking garage?</p> <p>13 A. Between about the 6th of July, and I believe the</p> <p>14 park was cleared on the 12th -- or the 18th of December.</p> <p>15 Q. Okay. And so we have a clear record for folks</p> <p>16 who haven't seen photos --</p> <p>17 (Fire alarm.)</p> <p>18 THE VIDEOGRAPHER: Should we go off the record?</p> <p>19 MR. FARMER: Yes, please.</p> <p>20 THE VIDEOGRAPHER: The time is 11:28 a.m. We are</p> <p>21 off the record.</p> <p>22 (Recess taken.)</p> <p>23 THE VIDEOGRAPHER: The time is 11:32 a.m. We are</p> <p>24 back on the record.</p> <p>25 BY MR. FARMER:</p>
<p style="text-align: right;">Page 42</p> <p>1 on July 1st, has Hunters Capital had any blockage of access</p> <p>2 to its buildings?</p> <p>3 A. Yes.</p> <p>4 Q. Could you tell me when, please?</p> <p>5 A. So when the police came back in and reoccupied on</p> <p>6 the 1st, they then shut -- created a perimeter around the</p> <p>7 area, of which I don't recall the total perimeter, and</p> <p>8 wouldn't allow anyone in or out for, I believe it was five</p> <p>9 days; so we weren't able to access our properties or our</p> <p>10 business. Our residents weren't able to come to their</p> <p>11 homes. And the continuance of the barricades around the</p> <p>12 East Precinct, which I don't believe were removed until May</p> <p>13 of 2021, also impeded access to our property on 12th</p> <p>14 Avenue, the Ballou Wright building.</p> <p>15 Q. Can you describe how the barricades around the</p> <p>16 East Precinct prevented you access to the Ballou Wright</p> <p>17 building?</p> <p>18 A. So in trying -- it didn't prevent, but it was</p> <p>19 difficult to access on foot.</p> <p>20 Q. Okay. And how so?</p> <p>21 A. Well, you had to go about two blocks around to</p> <p>22 access the building because the sidewalks were closed and</p> <p>23 also the crosswalks, one or two areas of it, so you'd have</p> <p>24 to do a big circle block around.</p> <p>25 And also, during the -- once CHOP was, you know,</p>	<p style="text-align: right;">Page 44</p> <p>1 Q. Ms. Cronauer, I wanted to ask you to describe</p> <p>2 what you mean by referring to the occupation of the park in</p> <p>3 this time period where there was intermittent restriction</p> <p>4 of access to the parking garage.</p> <p>5 MR. REILLY-BATES: Object to the form.</p> <p>6 A. After the CHOP -- and I say, quote, unquote,</p> <p>7 ended because, as you know, there was a reoccupation of the</p> <p>8 East Precinct -- there was almost immediately an occupation</p> <p>9 of Cal Anderson Park, which was widely publicized. And</p> <p>10 during that time, there were several incidences, some of</p> <p>11 them quite shocking and terrible -- murders, deaths,</p> <p>12 suicides, rapes -- and the -- our access to our property</p> <p>13 was blocked as the police and medics came to attend to</p> <p>14 those issues. Also, there were nightly fires and fights</p> <p>15 and people driving vehicles into the park, at which time</p> <p>16 first responders would respond and block the park or</p> <p>17 access, sorry, to Nagle and our property. Those are just</p> <p>18 some of the -- some of the examples.</p> <p>19 Q. Okay. And as I understand it --</p> <p>20 A. And the park was closed, technically -- or I</p> <p>21 guess officially it was closed, but it was very active with</p> <p>22 CHOP participants.</p> <p>23 Q. Okay. And so we have a clear record, by "park"</p> <p>24 throughout this testimony, you've been referring to Cal</p> <p>25 Anderson Park; correct?</p>

11 (Pages 41 to 44)

JILL CRONAUER
9/30/2021

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SIGNATURE

I declare that I have read my within deposition,
taken on Thursday, September 30, 2021, and the same is true
and correct save and except for changes and/or corrections,
if any, as indicated by me on the "CORRECTIONS" flyleaf
page hereof.

Signed in _____, Washington,
this _____ day of _____, 2021.

JILL CRONAUER

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REPORTER'S CERTIFICATE

I, Mindy L. Suurs, the undersigned Certified Court
Reporter, pursuant to RCW 5.28.010, authorized to
administer oaths and affirmations in and for the State of
Washington, do hereby certify:

That the foregoing testimony of JILL CRONAUER
was given before me at the time and place stated therein
and thereafter was transcribed under my direction;

That the sworn testimony and/or proceedings were by me
stenographically recorded and transcribed under my
supervision, to the best of my ability;

That the foregoing transcript contains a full, true,
and accurate record of all the sworn testimony and/or
proceedings given and occurring at the time and place
stated in the transcript;

That the witness, before examination, was by me duly
sworn to testify the truth, the whole truth, and nothing
but the truth;

That I am not a relative, employee, attorney, or
counsel of any party to this action or relative or employee
of any such attorney or counsel and that I am not
financially interested in the said action or the outcome
thereof;

DATE: October 3, 2021

Mindy L. Suurs
Mindy L. Suurs
Certified Court Reporter #2195



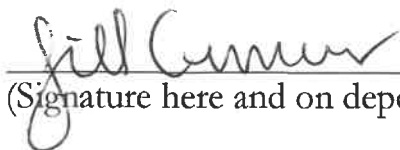
47 (Pages 185 to 186)



206.682.1427 fax 206.937.6236

Please record any changes or corrections on this sheet, indicating page number, line number, and reason for the change.

<u>Page</u>	<u>Line</u>	<u>Correction and Reason</u>
9	7	Should read '500' instead of '900'
9	22	Should read 'Kei' instead of 'Key'
12	3	Should read 'J' instead of 'Jim'
12	4	Should read 'Kieran Oaksmith' instead of 'Karen Malone'
12	4	Should read 'Cristin' instead of 'Kristen'
18	2	Should read 'small business loan' instead of NSBA loan'
70	17	Should read 'and' instead of 'in'
109	19	Should read 'Amaan' instead of 'Ahman'
122	15	Should read 'Paparepas' instead of 'Papa Repas'
177	16	Should read 'for your mortgage' instead of 'and your rent'


 (Signature here and on deposition)


JILL CRONAUER
9/30/2021

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S I G N A T U R E

I declare that I have read my within deposition,
taken on Thursday, September 30, 2021, and the same is true
and correct save and except for changes and/or corrections,
if any, as indicated by me on the "CORRECTIONS" flyleaf
page hereof.

Signed in Seattle, Washington,
this 1 day of November, 2021.


JILL CRONAUER

ROUGH & ASSOCIATES INC

office@roughandassociates.com

206.682.1427 3515 SW Alaska St Seattle WA 98126